

STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address including suburb and postcode

1128 Norman Street, Wendouree, VIC 3355

Indicative selling price

\$ 315,000 - \$325,000

Range between

For the meaning of this price, see consumer.vic.gov.au/underquoting

Median sale price

Median price
\$ 320,000

House

*Delete house or unit as applicable

Suburb
WENDOUREE

Period
13/12/2017 - 13/06/2019

Source
Price Finder

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale



38 LAKE STREET
WENDOUREE

3 1 2

Normal Sale \$295,000
Date Sold 08/02/2018
Land 577 sqm



9 CONAN STREET
WENDOUREE

3 1 2

Normal Sale \$320,000
Date Sold 22/10/2018
Land 725 sqm



38 WEBBCONA PARADE
WENDOUREE

3 1 6

Normal Sale \$325,000
Date Sold 07/03/2019
Land 557 sqm